

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the fifth day of February 2003, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member

EXCUSED: Melvin Szymanski, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Richard J. Sherwood, Town Attorney
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:30 PM. Motion was made by Michael Myszka to approve the Planning Board Minutes from the January 22, 2003. Motion was seconded by Lawrence Korzeniewski and unanimously carried.

COMMUNICATIONS:

- 2-5-1 Memo dated January 24, 2003 from Town Attorney Richard Sherwood noticing meeting for February 10 at which MRC will conduct SEQR review of Cricket co-location on SBA tower, 69 Cemetery Road.
- 2-5-2 Memo dated January 23, 2003 from Town Attorney transmitting draft resolution on cul-de-sacs and islands.
- 2-5-3 Memo dated January 22, 2003 from Building Inspector Jeff Simme transmitting site plan application for project 0206, Buffalo-Lancaster Airport runway reconstruction at 4342 Walden Avenue.
- 2-5-4 Minutes of special Town Board meeting held January 21, 2003 at which Lancaster Town Board and Depew Village Board held a joint public hearing on petition of Matthew W. Filipowicz to annex 7.89 acres of vacant land to the Village of Depew, with summary of comments.
- 2-5-5 Memo dated January 30, 2003 from General Crew Chief Terrence McCracken indicating no issues with Buffalo-Lancaster Airport project.
- 2-5-6 Memo dated January 31, 2003 from Town Clerk Johanna Coleman transmitting written comments received regarding DEIS on Pleasant Meadows subdivision (listed below).
- 2-5-7 Letter dated January 23, 2003 from Mark and Kim Mendola of 388 Seneca Place expressing opposition.
- 2-5-8 Unsigned letter to PB Chair dated August 26, 2000 (received by Supervisor Giza January 27, 2003) from various residents on Traceway expressing opposition, and asking for 250 foot undeveloped barrier behind their houses.
- 2-5-9 Letter dated January 27, 2003 from David Mansell of 14 Traceway expressing opposition.
- 2-5-10 Letter dated January 19, 2003 from John and Nancy Whiteford of Taft Avenue expressing opposition.
- 2-5-11 Repeat of letter 2-3-7 above, sent to Town Clerk.
- 2-5-12 Letter dated January 21, 2003 from Paul Przybysz of 66 Northwood Drive expressing opposition.

- 2-5-13 Summary of points submitted January 21, 2003 by Marie McKay predicting net deficit to school district if project is built.
- 2-5-14 Letter dated January 13, 2003 from Thomas Dearing, ECDEP Community Planning Coordinator itemizing lead agency issues town should address.
- 2-5-15 Letter dated January 8, 2003 from Eugene Nowicki, Regional Planning and Program Manager of NYS DOT asking for an updated Traffic Impact Statement.
- 2-5-16 Letter dated January 10, 2003 from Lee Chowaniec of Northwood Drive listing reasons for opposition.
- 2-5-17 Letter dated December 16, 2002 from Jeremy A. Colby of 9 Broadmoor Court with 28 page paper on why he feels DEIS was inadequate.
- 2-5-18 Unsigned letter dated January 9, 2003 from Darryl Gies of 395 Seneca Place expressing opposition.
- 2-5-19 Letter dated January 7, 2003 from Lawrence Grabowski of 21 Stonehedge Drive expressing opposition to apartments anywhere within town.
- 2-5-20 Unsigned letter dated November 21, 2002 from Peter and Lisa Musialowski of 114 Newberry Lane expressing opposition.
- 2-5-21 Letter dated December 9, 2002 from Eugene Nowicki of NYSDOT asking for an updated traffic impact study and noting need for NYSDOT highway work permit.
- 2-5-22 Letter dated January 30, 2003 from Jeremy A. Colby of 9 Broadmoor Court with 8 page paper expressing opposition, with attached copy of petition with 175 signatures in opposition to project.
- 2-5-23 Letter dated January 30, 2003 from Donald Symer of 610 Columbia Avenue, challenging the qualifications of those who prepared the DEIS.
- 2-5-24 Undated letter received January 31, 2003 by Town Clerk from Shirley Smith of 20 Pheasant Run Lane expressing concerns over both the Pleasant Meadows project and the Filipowicz annexation petition.
- 2-5-25 Letter dated January 30, 2003 from Highway Superintendent Richard Reese expressing no concerns with Buffalo-Lancaster Airport project.
- 2-5-26 Letter dated February 3, 2003 from Town Attorney transmitting transcript of public hearing on Pleasant Meadows DEIS.

2-5-27

Letter dated January 23, 2003 from Ellen Hahn Illardo and David Kubek of Erie County Soil & water Conservation District inviting participation in Scajaquada Creek watershed management planning partnership.

2-5-28

Unsigned, undated letter received January 27, 2003 to Chair attaching photos of landscaping around Wal-Mart facilities in other locations and asking town to impose same requirements.

ACTION ITEMS

SITE PLAN REVIEW/BUFFALO LANCASTER AIRPORT, WALDEN AVENUE, RECONSTRUCT RUNWAY 8-26. PROJECT NO. 0206. CONTACT PERSON SHAWN BRAY, P.E., AIRPORT ENGINEER MANAGER, PASSERO ASSOCIATES.

Shawn Bray, P.E., Airport Engineer Manager, Mark Patton of Passero Associates, and Eric Wobschel, Buffalo Lancaster Airport Manager presented to the Planning Board the site plan for the proposed reconstruction of runway 8-26. Mr. Bray told the Planning Board that this project is the beginning of a multi-year improvement through the FAA grant program. According to the plans the length of the runway will be 3,200 ft. and will be shifted slightly to the northeast away from the existing railroad lines. The width of the runway will be increased to 75 ft. to meet FAA standards. The entire runway will be raised up about 2 - 4 feet. The apron in front of the terminal will be reconstructed and an additional apron will be constructed near the hanger. The plans show edge lighting, identifier lights, and a rotating beam behind the terminal building. The electrical service will not be replaced at this time, since the existing electrical service is sufficient. Mr. Bray explained that the drainage will be handled by two long swales along the north side of the runway with three culverts running under the runway. Town Engineer Labenski stated that the drainage plans are sufficient. Mr. Wobschel told the Planning Board about the types of airplanes that will be able to use this airport.

DETERMINATION

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board. Motion was seconded by John Gober and unanimously approved.

OTHER BUSINESS

Cul-de-sacs and entrance islands - Town Attorney Richard Sherwood provided the Planning Board with copies of the revised resolution for review. The following corrections were noted: 1. Second paragraph - "...and that it is encouraged that signage at the entry to residential subdivisions be of a permanent nature; 2. First bullet - The curb shall be a rolled curb 24" wide. After a brief discussion regarding whether to allow wood signs at the entries to subdivisions, Chair Keysa asked Town Engineer Robert Labenski to provide the Planning Board with information concerning durable signs and their replacement costs for the next Planning Board meeting.

DETERMINATION

Based on the information presented, a motion was made by Rebecca Anderson to recommend adoption of the resolution by the Town Board with the above-mentioned corrections. Motion was seconded by John Gober and unanimously carried.

At 8:40 PM John Gober made a motion to adjourn the meeting; seconded by Steven Socha and unanimously carried.